



DEPARTMENT OF PLANNING AND ZONING

MAIN OFFICE

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PERMITTING AND INSPECTION OFFICE

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□ ZONING INSPECTION SECTION
(786) 315-2660 • SUITE 223

□ ZONING PERMIT SECTION
(786) 315-2666 • SUITE 106

□ ZONING PLANS PROCESSING SECTION
(786) 315-2650 • SUITE 113

July 22, 2003

Ms. Lorena Marmol
Ms. Denise Catoira
1209 Sunset Drive
Miami, FL 33143

Re: Montessori School (Z2002000328)
Lorena Marmol & Denise Catoria Public Hearing

Dear Ms. Marmol & Catoria

This letter is in response to your fax dated June 18, 2003, which was forwarded to the Department of Planning and Zoning for a response. The proposed school requires a public hearing because it is located in an Estate Use-Modified zone which does not allow a private school unless approved by the local Community Zoning Appeals Board as either a Special Exception or by re-zoning the property to RU-3, which allows private schools.

On or about March 2002, the 3rd District Court of Appeals made a ruling that invalidated much of the County's zoning procedures. This ruling affected the Special Exception portion of the Zoning Code and at this point, private schools cannot be scheduled for hearing until County staff, which is diligently working on addressing the issues involved, addresses the Special Exception request.

An alternative to the Special Exception is to request a zone change to RU-3. Private schools meeting all applicable requirements are allowed in this zone. Your request was for a zone change to RU-3.

The application was denied by the Community Zoning Appeals Board #12 on April 8, 2003. Your appeal of the CZAB's decision is now scheduled before the Board of County Commissioners on July 24, 2003. The Board will hear evidence from all concerned parties and make a determination to approve or deny the application.

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If the Board of County Commissioners denies the application, the venue to seek relief is Circuit Court.

I trust that this information answers your inquiry, however if you should have any further questions on this matter, please contact me at (305) 375-2840.

Sincerely,

A handwritten signature in black ink, appearing to read "Diane O'Quinn Williams". The signature is fluid and cursive, with the first name "Diane" being more prominent than the last name.

Diane O'Quinn Williams
Director

DOQW/LT/rc

Cc: Alberto J. Torres, Assistant Director for Zoning, DP&Z
Maria Teresa Fojo, Zoning Division Chief, DP&Z
Lynne Talleda, Supervisor, Zoning Hearings, DP&Z

RIVIERA NEIGHBORHOOD ASSOCIATION, INC.

*To preserve and protect the environment and quality of life
in and around the Riviera Subdivision within the City of Coral Gables*

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Joyce Newman

April 8, 2003

City of Coral Gables
Board of Commissioners

Ref.: 1209 Sunset Drive
Zoning Change Request 02-328
Before Miami-Dade Zoning appeals Board No. 12

Honorable Mayor and Commissioners

Our Association represents 51 dues paying members in the area bounded by Maynada Street, U.S. 1, Sunset Drive, and South Alhambra Circle in Coral Gables. One of our main activities is to guard against potentially detrimental zoning changes that can affect the residential character we have in our area. We have been very active in this area in a number of issues and have appeared before this Commission before

By unanimous vote of our Board of Directors at a meeting held April 1, 2003, we decide to go on the record before this Commission and state the following:

1. As we understand it, the wording of the recent resolution that incorporated 33 homes into the City of Coral Gables Riviera Section, effective October 1, 2002 includes the 1209 Sunset Drive property. As such, we believe any request for zoning variances needs to be presented to the City and the present request under Hearing 02-328 to Miami-Dade is without jurisdiction
2. Sunset Drive in this area has been designated a Historic Road and there are many excellent homes designed and built in unique styles that add to the character of this road. Converting a single residence property to a school will substantially diminish the character of Sunset Drive in this area.
3. The proposed zoning change would set a very serious precedent for other similar development along Sunset Drive wherever large residential lots or other large track buildings exist. As you know, spot zoning is a major detriment to proper zoning. Clusters of private schools could easily form in this area.

P.O. Box 43-0825 SOUTH MIAMI, FL 33243-0825

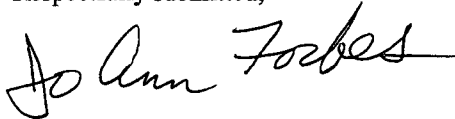
RIVIERANEIGHBORHOODASSOCIATION@HOTMAIL.COM

Riviera Neighborhood Association, Inc.

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4. The traffic designation for the traffic-bearing capacity of Sunset Drive in this area is either Zone "D" or "E" in the Coral Gables Master Traffic Plan and is already very sub-standard as it is. The proposed zoning change goes against this designation and would become another detriment to the area.

Respectfully submitted,

A handwritten signature in black ink that reads "JoAnn Forbes". The signature is written in a cursive, flowing style.

JoAnn Forbes
President